Due to the COVID-19 Pandemic emergency, the September 15, 2020 meeting of the Eisenhower West Landmark Van Dorn Implementation Advisory Group is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All of the members of the Advisory Group and staff are participating from remote locations through a Zoom Webinar.

Welcome!

The Eisenhower West Landmark VanDorn Implementation Advisory Group Webinar will begin at 6 pm

Tonight's Agenda:

1. Welcome, Introductions and Overview

Mindy Lyle, Planning Commissioner and EWLVD AG Chair Ashley Labadie, Urban Planner, COA Dept. of Planning & Zoning

- 2. Winchester Homes with Q&A

 Mary Catherine Gibbs, Wire Gill, Attorney
- 3. Eisenhower Retail with Q&A

 Ken Wire, Wire Gill, Attorney
- 4. Landmark Overlook with Q&A
 Ken Wire, Wire Gill, Attorney
- 5. Avanti 550 with Q&A

 Cathy Puskar, The Land Lawyers, Attorney
- 6. Questions

 Raise Hand feature or type question in Q&A feature

Virtual Meeting Ground Rules

- Treat each other with respect.
- Only one person speaks at a time.
- Give everyone a chance to participate equally; avoid dominating.
- Listen as an ally, not an adversary. Everyone should feel comfortable expressing their opinion regardless of differences.
- Ask for clarification; don't assume you know what someone means.
- Do not characterize other people's views in or outside a group's meetings.
- Mute yourself if you are not speaking.



EWLVD Advisory Group Members

- Mindy Lyle, Chair (Planning Commission)
- Bill Harris (Alexandria Housing Affordability Advisory Committee)
- Barbara Marvin (Park & Recreation Commission)
- Jake Jakubek (Transportation Commission)
- Bill Pugh (Environmental Policy Commission)
- Manny Cohan (Resident Representative)
- Jim Durham (Resident Representative)
- Arthur "Sash" Impastato (Resident Representative)
- Claudette McBeth (Resident Representative)
- Grace Unangst (Resident Representative)
- Agnes Artemel (Business Representative)
- Allen Brooks (Business Representative)
- Emmanuel Obe (Business Representative)
- Ken Wire (Business Representative)
- Joel Bernstein (West End Business Coalition)

- 1. Who you represent
- 2. Why your interested in the group
- 3. Something about yourself

EWLVD Advisory Group's Charge

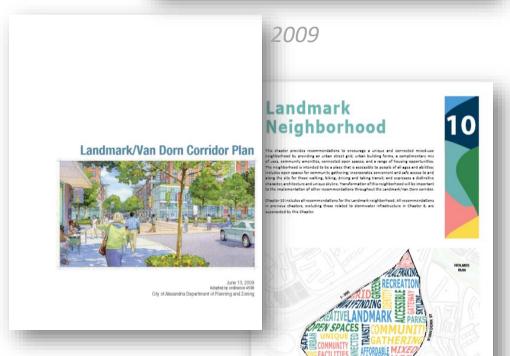
City Council Resolution #2717

- Provide guidance to City staff on action items in the Eisenhower West and Landmark/Van Dorn Plans
- Venue for community outreach for development projects
 - Consider Plan goals and public amenities
- Support City's community engagement and outreach efforts by:
 - 1) Providing updates to respective commissions, boards, and organizations, in addition to community residents at-large
 - 2) Speaking on behalf of those groups and communicating their interests in this process
- Attend/participate fully in all Advisory Group meetings.
 If unable to attend, members encouraged to notify staff in advance.



2015





Adopted by Ordinance No. 5228 on May 18, 2019.

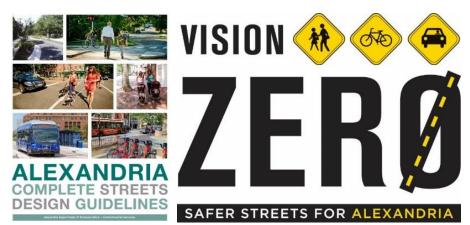
2019

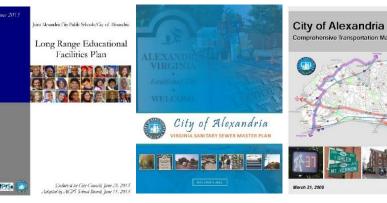
Arlington Fairfax Fairfax Landmark/ Van Dorn Overlay Plan Areas Corridor Plan Area Eisenhower West Small Small Area Plan Areas Area Plan

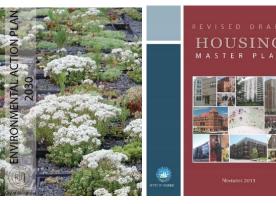
Additional Master Plans/Policies

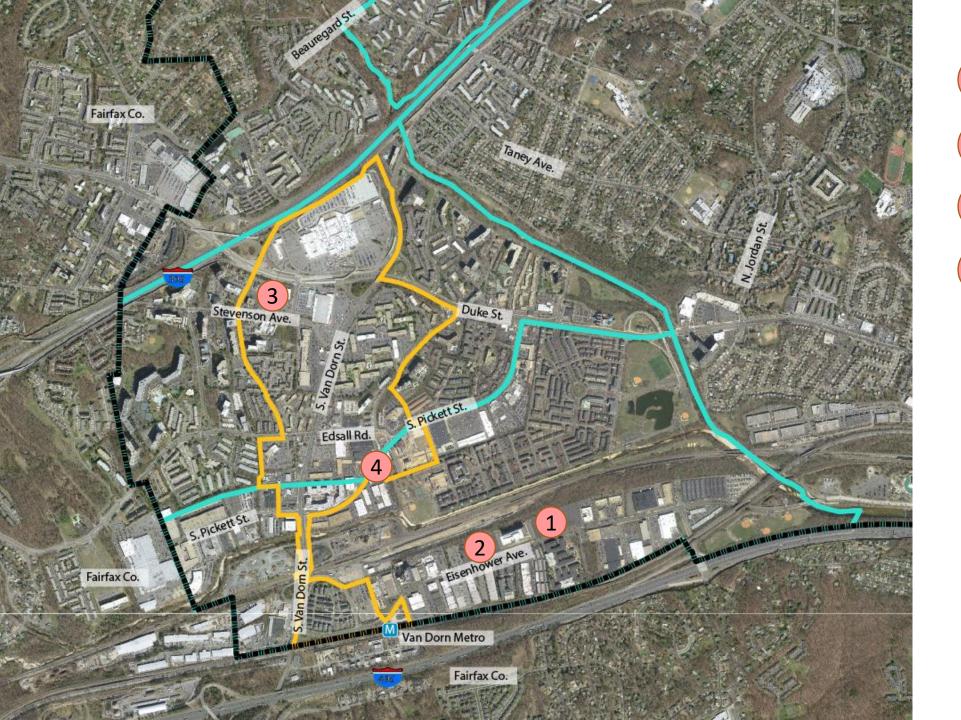
Adopted Since 2009

- Affordable Housing Master Plan
- Long Range Educational Facilities Plan
- Sanitary Sewer Master Plan
- Environmental Action Plan & Green Building Policy
- Transportation Master Plan, including Pedestrian & Bicycle Chapter
- Vision Zero Program
- Complete Streets Policy & Guidelines









- 1 Winchester Homes
- 2 Eisenhower Retail
- 3 Landmark Overlook
- 4 Avanti 550



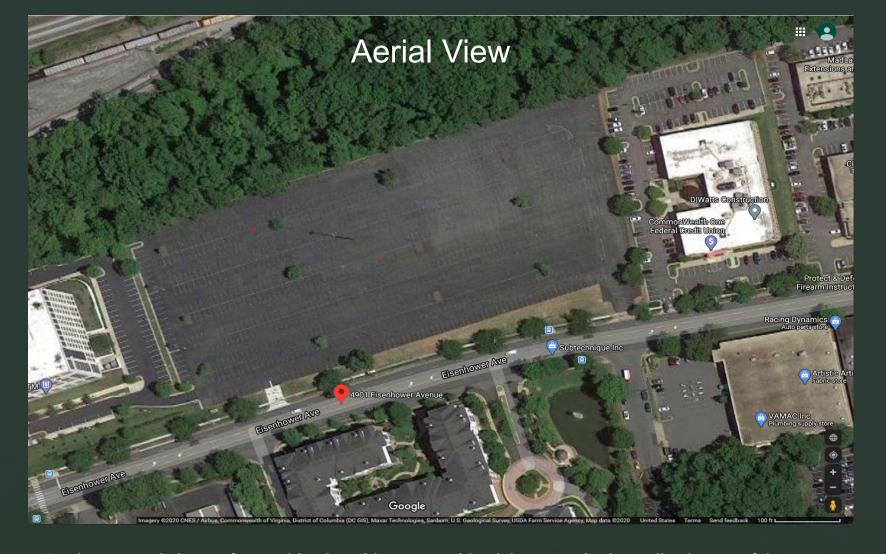
Winchester Homes

Contact: Greg Ruff 12435 Park potomac Ave, Suite 600, Potomac, MD 20854 301.803.4832 | www.winchesterhomes.com



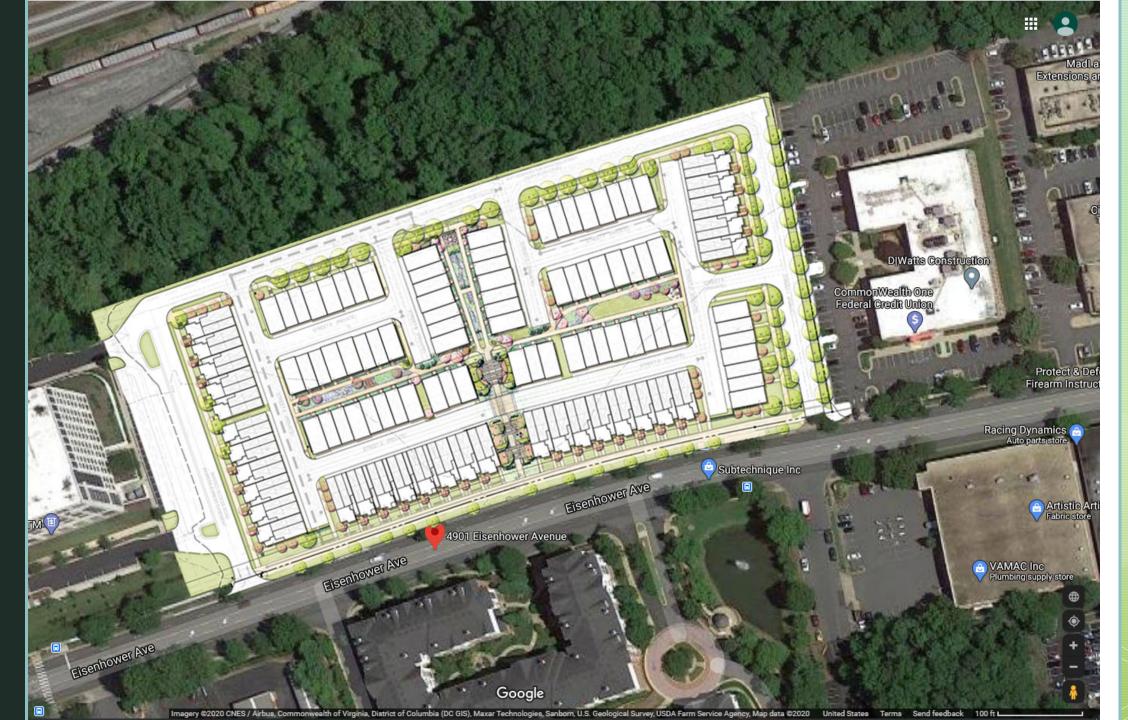
Mary Catherine Gibbs mcgibbs@wiregill.com 703-836-5757

4901 Eisenhower Ave.



Replaces an existing surface parking lot with a new residential community immediately east of the old Victory Center.

- o Property was subdivided and rezoned last year for this purpose in May 2019.
 - o Zoned CRMU-H which permits residential development like this.



Winchester Homes Proposal:

- Seeking a Development Site Plan (DSP) for:
 - o 139 homes (75 townhouses and 64 back to backs).
 - Each home will have a two-car garage, either side by side or tandem.
 - Visitor Parking will be on the new streets created around the development.
 - Provides Central Open Space that opens the community to Eisenhower Ave.
 - o Implements the street grid recommended in the Eisenhower West Small Area Plan.
 - Working through the architecture planning at this point.



Right



Rear



Left



Front

7 PLEX TOWNHOME ELEVATIONS | COLOR SCHEME B



Right



Rear



Left



Front

10 PLEX BACK TO BACK TOWNHOME ELEVATIONS | COLOR SCHEME B



WINCHESTER EISENHOWER AVE TOWNHOMES

5001 EISENHOWER AVE | Alexandria, VA Winchester Homes

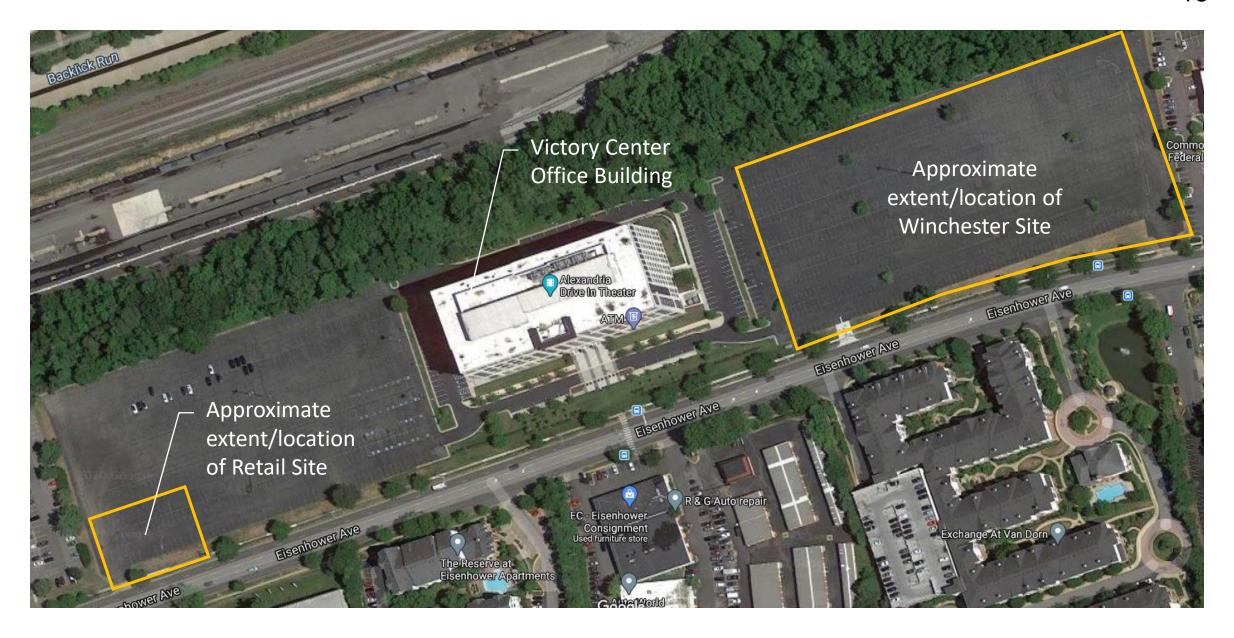
STUDIO39 # 20015 | JULY 7, 2020

The Development Review Process

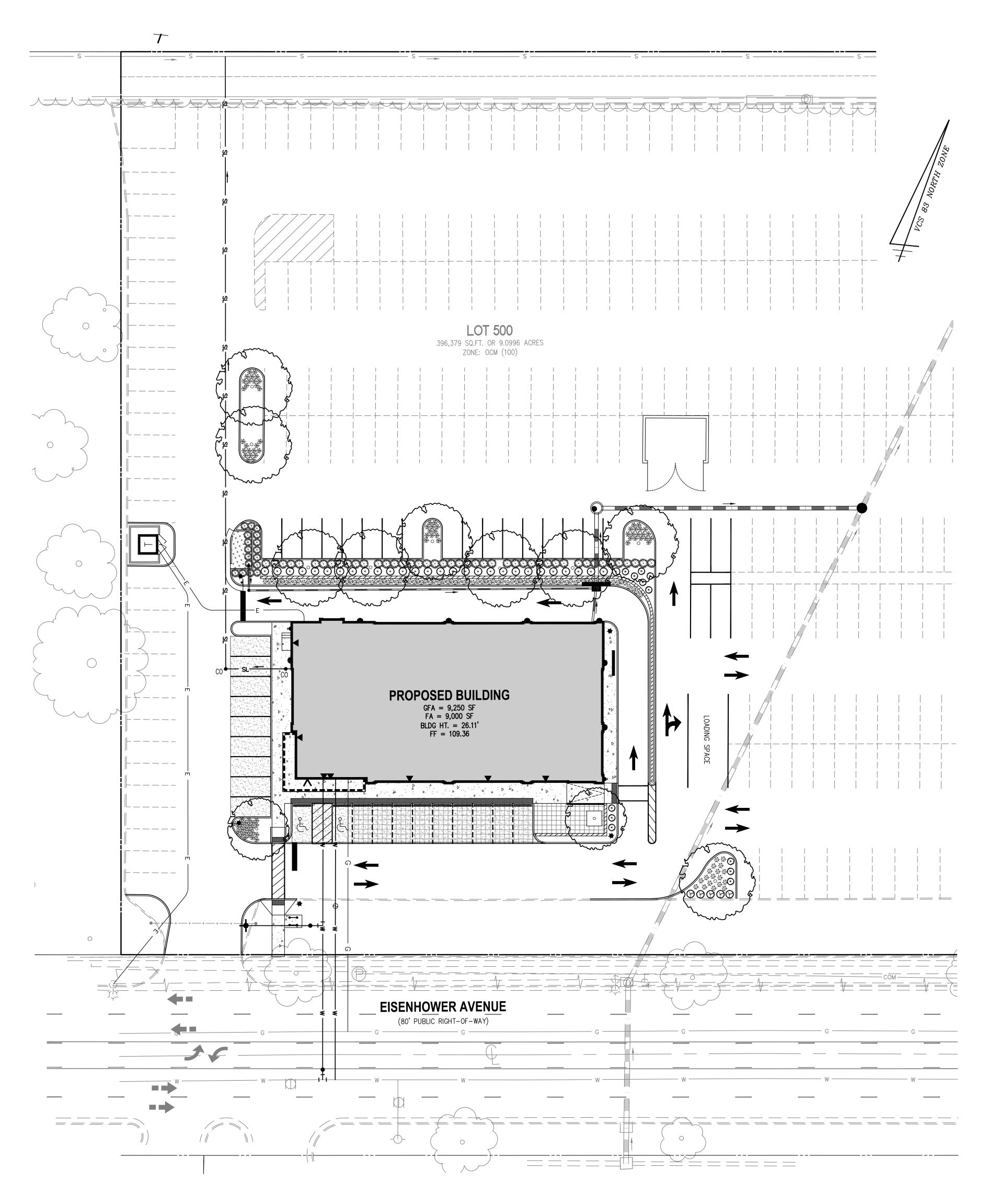
- City's Development Review Process is Several Phases:
 - We are in the middle of that process.
 - Submitted what's called a Concept II plan the week of June 26th.
 - Made our next Preliminary DSP submission on September 14, 2020.
- Reached out to the Community in early summer and have been to both the Eisenhower Partnership Board as well as the Cameron Station Civic Association. We are going to have an on-line community meeting on Wednesday, October 24, 2020 via Zoom webinar.
- Hope to be in front of Planning Commission in January of 2021.

Winchester Homes 4901 Eisenhower Ave.

Comments/Questions?



Eisenhower Retail Site





MIXED-USE DEVELOPMENT PROGRAM

- MULTI-FAMILY APARTMENT BUILDING CONTAINING +/- 376 UNITS
- +/- 6,934 SF OF FIRST FLOOR RETAIL
- TWO HOTELS WITH A TOTAL OF +/- 360 ROOMS
- STACKED CONDOMINIUMS CONSISTING OF +/- 88 UNITS

DEVELOPMENT TEAM DEVELOPER:

HEKEMIAN

LAND USE ATTORNEY: WIRE GILL, LLP

CIVIL ENGINEER: WALTER L. PHILLIPS, INC.

ARCHITECT: BCT DESIGN GROUP

LANDSCAPE ARCHITECT: MAHAN RYKIEL ASSOCIATES, INC.

LANDMARK OVERLOOK

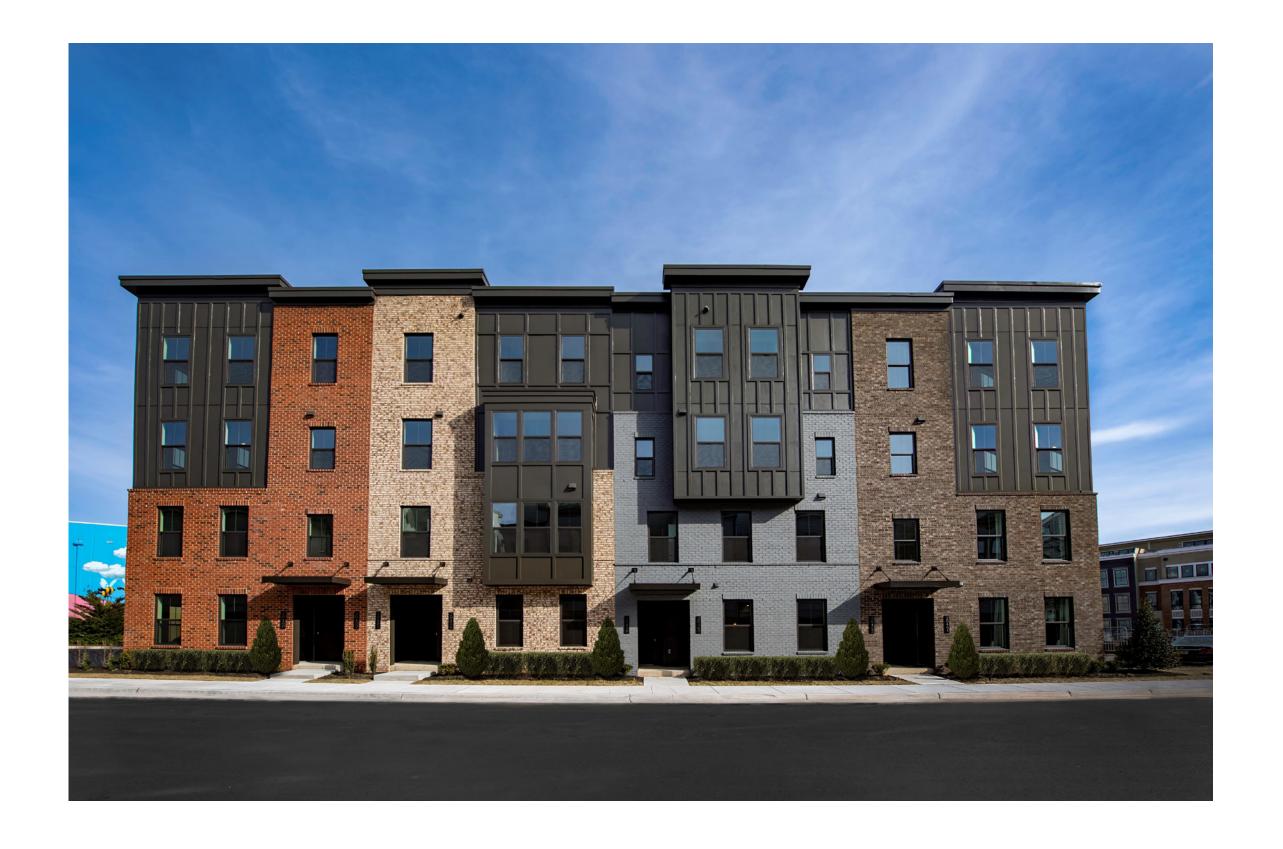
CITY OF ALEXANDRIA, VIRGINIA











Avanti 550





















2 ENLARGED VIEW OF NORTH WEST RETAIL



MATERIAL SAMPLE OF PANELIZED RAINSCREEN



MATERIAL EXAMPLE OF PANELIZED RAINSCREEN

Cole&DennyArchitects

333 North Fairfax Street Alexandria, Virginia 22314

703.884.5994 coleanddenny.com

Consultants.

Avanti 550

550 South Pickett St Alexandria, VA 22304



Key Plan

Perspective Views

Date August 12, 2020 Project No. No. 19014

APPROVED

2019-0040

A4.01



Next Steps



Visit alexandriava.gov/90965

Recording of the meeting
PDF Presentations
Previous meeting materials



Questions?

Ashley.labadie@alexandriava.gov



Next Meeting TBD